



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, September 9, 2021 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

(Tabled from 8/8/21 ZBA Meeting)

1. **ZBA2021-083**
1405 River Road, R-1A Zoning District, Ward 1

Thomas Huot (Agent) proposes to construct a rear deck and detached garage resulting in lot coverage of 49.3% where 40% is allowed, where the detached garage is located partially in the side yard with a side yard setback of 1.4' where 20' is required and has a height of 23.5' where 15' is allowed, where the deck has a rear yard setback of 14.8' where 30' is required and a side yard setback of 15.2' where 20' is required, and where the proposed deck results in an existing shed being 1' into the side yard where it does not meet side yard setbacks and seeks a variance from sections **6.04** Lot Coverage, **8.29(A)** Accessory Structures in the Side Yard (3 counts), **6.03(B)** Rear Yard Setback and **6.03(C)** Side Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 7, 2021.

2. **ZBA2021-084**
155 Anthony Street, R-1B Zoning District, Ward 7

Scott Anderson proposes to create a front yard parking space 3' from the side lot line where 4' is required and seeks a variance from section **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 9, 2021.

(Rehearing)

3. **ZBA2021-107**

97 Sheffield Road, IND Zoning District, Ward 8

Dennis Vergato (Agent) proposes to establish an automotive towing service with outside storage of vehicles without being completely enclosed with an 8' solid fence, and with outdoor storage for a landscaping and irrigation installation company without being completely enclosed with an 8' solid fence and seeks a variance from sections **5.10(I)4** Automotive Repair and Towing Service, **8.28** Outside Storage of Vehicles, and **8.11** Fence Required for Building Contractor Yard of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 30, 2021.

(Current Items)

4. **ZBA2021-091**

308 Hazelton Avenue, R-1B Zoning District, Ward 8

Frank and Lynne Lansing propose to maintain two parking spaces where one is within 4' of a building and the other is within 4' of the side lot line and a shed, maintain a 10' x 10' shed in the side yard 1' from the side lot line where 10' is required and maintain a rear deck with a rear yard setback with a 15' rear yard setback where 30' is required and seek a variance from sections **10.09(B)** Parking Setbacks, **8.29(A)2** Accessory Structures and Uses and **6.03(B)** Rear Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through July 29, 2021.

5. **ZBA2021-092**

250 Laurel Street, R-2 Zoning District, Ward 5

Ekie Stewart (Agent) proposes to change the use of approximately 1,400 SF of commercial space from convenience retail to general retail for the sale of beauty supplies, with a beauty shop use and seeks a variance from sections **5.10(F)5** Sale of General Goods and Merchandise within an Establishment of up to 8,000 SF and **5.10(H-6)3** Beauty and Barber Shops of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 3, 2021.

6. **ZBA2021-093**

20 Pond Drive, R-1B Zoning District, Ward 8

Pamela Page proposes maintain a shed in the rear yard with less than the required 4' setback from the side lot line and install a generator in the side yard within the required side yard setback and seeks a variance from sections **8.29(A)3** Accessory Structures and Uses in the rear yard and **8.29(A)2** Accessory Structures and Uses in the side yard of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 4, 2021.

7. **ZBA2021-094**
476 Valley Street, B-2 Zoning District, Ward 5

Tom Hall proposes to construct a 30'x80' one-story storage building with a 10' side yard setback where 20' is required and seeks a variance from section **8.29(B)** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 10, 2021.

8. **ZBA2021-099**
197 Jobin Drive, R-1B Zoning District, Ward 8

Nicole LeClerc proposes to maintain an above ground pool with a 7' side yard setback where 10' is required and seeks a variance from section **6.03(C)** Side Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 10, 2021.

9. **ZBA2021-095**
345 Bodwell Road, R-1A Zoning District, Ward 8

Tom Huot (Agent) proposes to construct a second story addition to a single family dwelling having a 16.7' side yard setback where 20' is required and seeks a variance from section **6.03(C)** Side Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 12, 2021.

10. **ZBA2021-096**
651 Hanover Street, R-2 Zoning District, Ward 5

Paul and Diane Desgroseilliers propose to maintain a parking space in the front yard and seek a variance from section **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 13, 2021.

11. **ZBA2021-097**
1860 Lake Shore Road, R-1A Zoning District, Ward 6

Jillian Corey proposes to construct a 21' round above ground pool within the required street yard and side yard setbacks and seeks a variance from section **8.29(A)1** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 16, 2021.

12. **ZBA2021-098**
406 Hill Street, R-2 Zoning District, Ward 10

Hung Truong proposes to construct a 12'x16' rear deck with a 9' side yard setback where 10' is required and seeks a variance from section **6.03(C)** Side Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 16, 2021.

13. **ZBA2021-100**
323 Manchester Street, R-3 Zoning District, Ward 4

Jeffrey Merritt (Agent) proposes to construct an approximately 3,500 SF two story addition to expand a congregate living facility from 16 beds to 22 beds with a floor area ratio of 0.89 where 0.75 is allowed, with a rear yard setback of 16' where 20' is required, with a side yard setback of 6' where 10' is required, maintain two parking spaces within 4' from the building, maintain a gravel parking space less than the required 8.5'x18.5' size and with less than a 4' setback from the lot line and locate a dumpster less than 4' from the rear lot line and seeks a variance from sections **6.06** Floor Area Ratio, **6.03(B)** Rear Yard Setback, **6.03(C)** Side Yard Setback, **10.09(B)** Parking Setbacks, **10.06(A)** Parking Layout, **10.07(E)** Parking Paving and **8.29(A)3** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 19, 2021.

14. **ZBA2021-101**
34 First Avenue, R-1A Zoning District, Ward 1

Jamyra Lopez Garcia proposes to maintain an expansion of residential parking area resulting in one front yard parking space and another parking space within 4' of a building, as well as maintain a 6' fence in the front yard where 4' is allowed and seeks a variance from sections **10.09(B)** Parking Setbacks and **8.27(B)** Fences Walls of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 20, 2021.

15. **ZBA2021-102**
73 Chase Avenue, R-2 Zoning District, Ward 6

Juan Santos proposes to maintain the expansion of the driveway width to 38' where 24' is allowed and seeks a variance from section **10.08(C)** Driveway Width of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 20, 2021.

16. **ZBA2021-103**
115 Wells Street, R-1A Zoning District, Ward 6

John and Mary Ann Velosky propose to maintain a shed 1' from the side and rear lot lines where 4' is required and seek a variance from section **8.29(A)3** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 24, 2021.

17. **ZBA2021-104**
352 Lake Avenue, R-2 Zoning District, Ward 5

Marlon Del Villar (Agent) proposes to convert a two-family dwelling to a three-family dwelling in the R-2 zoning district, with lot area of 5,001 SF where 10,000 SF is required, with lot frontage and width of 48.5' where 100' is required and construct two parking spaces 0' from the building and lot line where 4' is required and seeks a variance from sections **5.10(A)6** Multifamily Dwelling, **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot

Frontage and Width (2 counts), **6.06** Floor Area Ratio and **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through August 24, 2021.

III. BUSINESS MEETING:

I. Request for Rehearing

**18. ZBA2021-068
Westminster Street, Map 544, Lot 108, R-1B Zoning District, Ward 9**

Robert Peterson requests a rehearing of case ZBA2021-068, appealing the decision of the Zoning Board of Adjustment granting the request for relief from Section **11.03(D)2** Conditions for Development of a Non-Conforming Lot as per documents submitted through August 5, 2021.

1. ADMINISTRATIVE MATTERS:

Review and approval of the ZBA Minutes of August 12, 2021.

I. Any other business items from the ZBA staff or Board Members.

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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